

Realty Stock Review

February 26, 1988 (Priced Feb. 24)

VOL. XIX, NO. 4

MARKET STRATEGY: LOOK AT THE STRONGEST REALTY STOCKS SINCE OCTOBER'S MELTDOWN

From the distance of four months, last October's meltdown is turning out to be a major positive for realty stocks.

That's a twist, because we have been regaled so frequently by the media with news about the negatives in real estate investing these days that no one seems to be paying attention to the positives except two groups of investors:

--Serious investors willing to take a longer view and go with proven stocks;

--More aggressive investors willing to look for depressed realty values, either in well-known realty stocks or in stocks of other businesses with real estate assets. These stocks often become takeover targets, as discussed in our Jan. 29 issue. We review this issue two candidates for such investing, **May Department Stores** and **MCA Corp.** and may add others in the future.

To measure what these two investor groups have been doing since the meltdown, we compared current prices with those of last Sept. 30, before the crash, and since Jan. 1 when taxloss selling pressure lifted. We found that both REITs and operating companies have outpaced the broad market since Jan. 1. And since Sept. 30, 1987, REITs (along

with utility stocks) are down only about one-third as much as both the Blue Chip market and operating companies. Here's a summary of percentage price changes:

	% Price chng. from:
	1/1/88 9/30/87
Dow-Jones Indust....	+ 7.3% -17.7%
Dow-Jones Util.....	+ 5.9 - 5.9
All REITs (115)....	+ 9.5 - 6.2
All oper. cos.(140)+	8.8 -21.9

From a stock selection basis, we found that 24 REITs and 14 operating companies are today selling above their Sept. 30 prices. These stocks seem to separate into two groups: those reacting to major corporate news such as a takeover try (e.g., **Calton Corp.**) or large asset sale (e.g., **HMG/Courtland**), and those singled out by investors as having higher quality income with growth potential. As noted in previous issues, these stronger issues have tended to be in three main groups which account for over half (22) of these best performers:

(1) The health-care net-lease REITs who buy medical properties and lease them to operators. Stocks in this category include: **Health Care Property** (RSR, Feb. 12); **Amer. Health Props.**, **Medi trust**, **Universal Health & Rlty.**, **Health Vest**, and **Health & Rehab. Props.**

(2) Seasoned equity REITs with growth potential, including: **HRE Properties** (RSR, Feb. 12), **MGI Properties** (reviewed this issue), **Washington REIT**,

DEPARTMENTS INSIDE	
Portfolio Selector.....	2
Portfolio changes.....	3
Appraised Asset Values..	5

Comparative Statistics..	6-8
Group Action Summary.....	8
RANKING REVIEWS	
MCA Corp.....	4
MGI Properties.....	4

May Dept. Stores.....	4
Comments & Updates:	
Bradley RE, 3; Chic.Dock.3	
Hallwood, 3; Leis.Tech...3	
Lomas & Net.,3; Std.Pac..3	

NOW AVAILABLE: Our revised brochure describing our money management services.

Our sister service **REALTY STOCK DIGEST** contains complete EPS, dividend and news reports on 250 realty stocks. Call or write for a free sample copy.

KENNETH D. CAMPBELL, PRESIDENT/FAYE KREISMAN, STATISTICS/MICHAEL HOUSTON, ANALYST/AUDIT INVESTMENTS, INC.,
136 SUMMIT AVENUE, MONTVALE, NJ 07645-1720 Phone (201) 358-2735

REALTY STOCK REVIEW is published by Audit Investments, Inc., an independent advisor registered with the Securities and Exchange Commission under the Investment Adviser's Act of 1940. Under no circumstances is anything contained herein to be construed as an offer to purchase or a solicitation to sell any security mentioned. Information has been obtained from sources believed to be reliable and reasonable care has been exercised in compilation, but accuracy or completeness cannot be guaranteed. Expressions of opinion are solely the responsibility of the publisher and may be changed at any time without notice. Periodical advisory services are mailed to reach subscribers no later than the Monday following publication date; Audit's officers, employees and printers are not permitted to trade upon any recommendation until the Tuesday following. Investment management clients of Audit may be effecting transactions in securities at any time. Audit will not assign subscriptions without your consent and unused portion refunded upon request. Copyright © 1988 by Audit Investments, Inc., 136 Summit Avenue, Montvale, New Jersey 07645-1720. May not be reproduced or photographed in any form without written permission. Additional copies available at group rates.

PUBLISHED TWICE MONTHLY ON THE SECOND AND FOURTH FRIDAYS; SUBSCRIPTION \$264 ANNUALLY/GROUP RATES ON REQUEST

and Western Investment RE. Newer trusts in this mold include Rockefeller Center Props. (RSR, Feb. 12) and Prudential Realty Trust.

(3) Publicly traded master limited partnerships (PTPs or MLPs), including: Winthrop Insur. Mtg., Prime Motor LP, Equitable RE Shopping, Shopco Laurel, UDC-Universal, EQK Green Acres, Pickett Suite Hotels, Forum Retirement Part., and CRI Insured Mtg. The top 15 REITs and operating companies, showing percentage price change since Sept. 30 and from Jan. 1, 1988, are:

--% Chng. From--
1/1/88 9/30/87

REITs

HMG/Courtland.....	+46.6%	+35.4%
L&N Housing.....	+18.9	+30.4
Health Care Prop. Inv..	+ 0.5	+15.7
Mtg. Investments Plus..	+21.4	+15.3
Amer. Health Props.....	+18.5	+14.6
HRE Properties.....	+10.1	+14.1
MGI Properties.....	+22.4	+13.1
Meditrust.....	+ 3.2	+11.9
Amer. SW. Mortgage.....	+ 5.8	+10.8
Sierra Capital '83.....	+38.5	+ 9.1
Univ. Healty & Rlty.....	+11.8	+ 9.0
Rock. Center Props.....	+ 8.5	+ 8.5
Lomas & Net. Mtg.....	+14.7	+ 8.2
Washington REIT.....	+11.5	+ 7.9
HealthVest.....	+ 6.7	+ 6.0

Operating Companies

Calton, Inc.....	+142.1	+48.4%
------------------	--------	--------

PORTFOLIO SELECTOR LIST OF REALTY STOCKS FOR CURRENT INVESTMENT			
OWNERS BY REGION	DIVERSIFIED PROPS.	Medical	*Health Care Pr. (2/12/8)
<u>Northeast</u>	Bay Fincl. (9/11&12/11/7)	Beverly Inv. (1/23/7)	Integrated Res. (9/11/7)
Federal RL. (5/8/7)	First Union (3/13&12/24/7)	Health Care REIT (1/23/7)	Linpro Spec. (10/9&11/20/7)
Gould LP (1/9/7)	*HRE Props. (2/12/8)	*Health Care Pr. (2/12/8)	Reading Co. (7/10/7)
New Plan Rlty (11/20/7)	*May Dept. Stores (2/26/8)		TAX-SHELTERED INCOME
Penn. REIT (12/11/7)	*MCA Corp. (2/26/8)	ENTREPRENEURIAL	EQK Green Ac. (8/22/6)
Presidential Rl. (10/24/6)	*MGI Props. (2/26/8)	OWNERS	EQK Rlty. (5/8/7)
Prudential RL. (4/24/7)	Property Cap (8/28/7)	Federal Rlty (5/8/7)	Koger Co. (7/10/7)
*Rock. Ctr. (2/12/8)	Rouse Co. (6/26&12/24/7)	Gould Inv. LP (1/9/7)	Koger Pr. (8/14/7)
Washington REIT (5/8/7)	*Santa Fe SP (2/26/8)	Forest City Ent (6/26/7)	LaQuinta LP (11/21/6)
<u>Midwest</u>		Koger Co. (7/10/7)	MSA Realty (8/14/7)
Bradley RET (12/11/7)	BY PROPERTY TYPE	Koger Props. (8/14/7)	*Rock. Ctr. (2/12/8)
Chicago Dk. (9/11&12/24/7)	<u>Shopping Centers</u>	New Plan RL. (11/20/7)	Tram'l Crow. (10/9&12/24/7)
Duke Rlty. (6/26/7)	Federal Rlty (5/8/7)	Perini Inv. Pr. (7/10/7)	Turner Eq. (10/9&12/24/7)
EQK Realty (5/8/7)	First Union (3/13&12/24/7)	Rouse Co. (6/26&12/24/7)	
Forest City En. (6/26/7)	Intl. Income Pr. (5/8/7)		NOTABLE NEWCOMERS
MSA Realty (8/14/7)	IRT Prop. (3/13/7)	MORTGAGES - INCOME	Copley Prop. (6/12/7)
<u>South/Southwest</u>	New Plan RL. (11/20/7)	<u>Fixed-rate</u>	Lincoln RL. (10/9/7)
IRT Prop. Co. (3/13/7)	Rouse Co. (6/26&12/24/7)	BRT Realty (10/10/6)	Merry Land (2/27/7)
Koger Co. (7/10/7)	Weingarten RL. (5/8/7)	Cenvill Inves. (4/11/6)	Ridgewood Pr. (2/28/6)
*Prop. Tr. Am. (2/12/8)	Western Inv. RE (6/12/7)	Lomas Mt. C (9/13/5 - 12/24/7)	Tram'l Crow (10/9&12/24/7)
Sizeler Inv. (2/27/7)	Offices	MDC Asset Inv. (1/9/7)	Weingarten RL. (5/8/7)
Tram'l Crow (10/9&12/24/7)	*HRE Props. (2/12/8)	Participating	
United Dom. RL. (5/8/7)	ICM Prop. Inv. (4/24/7)	L&N Hsg. Corp. (10/9/7)	FINANCIAL SERVICE
Weingarten RL. (5/8/7)	Koger Co. (7/10/7)	Lincoln Rlty. (10/9/7)	Ameribanc Inv. Gr. (8/28/7)
<u>Far West</u>	Koger Pr. (8/14/7)	Mellon Part. Mtg	Countrywide Cre. (1/9/7)
BRE Prop. (11/23/7)	Property Cap (8/28/7)	Mtg. Invest. Plus (4/24/7)	Lomas & Net. Fin. (11/6/7)
Burnham Pac. (7/24/7)	Prudential RL (4/24/7)	Realty South (4/24/7)	Unicorp Amer. (7/10/7)
Copley Props. (6/12/7)	Turner Eq. (10/9&12/24/7)	*Rock. Ctr. (2/12/8)	AGGRESSIVE RECOVERY
REIT of Calif. (6/12/7)	<u>Hotels/Spec.</u>	LEASEBACKS - INCOME	Americana Hot (6/12/7)
Santa Anita RL. (6/12/7)	Burger King Inv. (2/28/6)	Beverly Inv. (1/23/7)	Equitec Fin. (9/11/7)
Western Inv. Tr. (6/12/7)	Hotel Inv. (11/20/7)	Health Care REIT (1/23/7)	Fairfield Comm (7/25/6)
			INCOME PROPS.
			Bay Fincl. (9/11&12/11/7)
			Koger Prop. (8/14/7)
			<u>Commun. Bldrs./Land</u>
			Amrep Corp. (9/12/6)
			Cousins Prop. (12/5/6)
			Genl. Devel. (8/8/6)
			Inter. Gen. (2/27/7)
			Major Realty (8/14&28/7)
			Newhall Land (4/10/7)

* Reviewed in Feb. issues. Additions or changes underlined. † Recent client. Review/comment dates in parentheses.

list) that could fit into any one of several possible investment strategies in today's investment climate. Changes this month are:

--**Southmark Corp.** and **Johnstown American Cos.** are deleted for reasons discussed Feb. 12.

--**Hallwood Group** is removed from the Financial Services group. Our recent interviews with HWG indicate that many of HWG's stable of investors in its recovery financing business have effectively gone out of this market since Oct. 19. We have no doubt they will return but timing is uncertain and thus we see better values elsewhere.

Comments and brief reviews on other portfolio stocks:

Standard Pacific L. P. is a misperceived California homebuilder operating in MLP format. While homebuilders in most other parts of the U.S. have been reporting uneven sales since Oct. 19, SPF's Dec. qtr. EPS rose 25% to 45¢ because income taxes were eliminated. Pretax earnings fell 24% in the qtr. and 9% in the year. Eliminating income tax gave SPF \$1.62 EPS for 1987. We expect about \$1.75-\$1.80 for 1988. SPF delivered 1,731 homes, up 2%, and average prices rose. Year-end backlog jumped 29% to 682 units. The big plus for SPF is ownership or control of 6,133 Calif. building lots (excluding 847 phase-out lots in Texas & Ill.). This gives SPF about a 3.5 year lot supply in the tight Calif. housing market, where ability to control lots is crucial for success. We like SPF because it's paying a well-covered \$1.20 dividend to yield about 12.8%, and has growth potential.

--**Lomas & Nettleton Financial** added \$93 mil. to loss reserves, which will bring a loss in the Mar. qtr. and June fiscal year (about \$1.80/sh. for the year). LNF said cash flow remains strong and the \$1.40 dividend will hold. LNF also called off its deal to acquire Farm & Home Savings of St. Louis. While we are extremely disappointed in the loss, which stems from continued erosion of mortgage conditions in the Oil Patch, we retain LNF in Portfolio Selector.

--**PHM Corp.** (formerly Pulte Home) took a \$33.4 mil. pretax charge for loss

on mortgages insured by TMIC Insurance Co. of Los Angeles, a mortgage insurer now facing liquidation. The charge resulted in PHM losing 35¢ sh. in the Dec. qtr. PHM earned \$1.42/sh. in all of 1987, including \$1.22 from an accounting change for tax rates.

Bradley Real Estate Trust extended its lease on a Minneapolis development site for six months beyond a Jan. 31 expiration date. The extension gives the developer additional time to complete development plans. (RSR, Dec. 11).

Chicago Dock & Canal Trust is expected to announce in March that Tishman/Speyer is going ahead with plans for a major hotel on DOCKS land on the north bank of the Chicago River in downtown Chicago. This also is a lease giving the developer time to complete planning and financing.

Leisure Technology Corp. told New York City analysts, in connection with its NYSE listing, that sales at its New York and New Jersey retirement communities has normalized after a dip following the Oct. 19 market crash. Weaker Dec. qtr. sales, coupled with a \$1.4 mil. pretax loss on lawsuit settlement (34¢ pretax), brought a 3¢ sh. Dec. qtr. loss after preferred dividends. LVX earned 72¢ from operations in the nine mon. to Dec., up 28%. The fourth fiscal (Mar.) qtr. is unclear because home closings could vary. Longer term, LVX recently acquired parcels in Fla., N.J. and Calif. that could expand sales by 25% in 1-2 years.

Santa Fe Southern Pacific has rejected a Henley Group Inc. offer to buy \$780 mil. new stock in SFX at \$17.50 a share, saying such a sale would give Henley a 35% controlling stake without paying any premium. Henley owns 15.7% of the railroad and real estate company. Olympia & York of Toronto meanwhile continued a tender at \$17.50 to boost its SFX stake to 19.6%. SFX paid \$25 cash distribution Feb. 16 but Henley has sued to block payment of a \$5 debenture.

Landmark Land stock has been slightly stronger on speculation that it would play a key role in developing

SFX's California real estate if O&Y eventually wins a dominant role in SFX. O&Y owns about 24.7% of Landmark.

Wells Fargo Mtg. & Equity has abandoned its Dec. agreement to sell most property assets to **CalFed Income Partners** and CalFed, an S&L. WFM stock fell on the news and outlook is unclear.

Radice Corp. sought protection under Ch. XI in a Miami filing, throwing efforts to restructure nearly \$269 mil. debt into court. Three institutional holders of RI's 14.625% debentures sued in Dec. to force RI into Ch. XI.

RANKING REVIEWS: MAY DEPARTMENT STORES AND MCA CORP. VALUED FOR REAL ESTATE

Ever since Canadian Developer Robert Campeau and his Campeau Corp. found that the door to controlling U.S. shopping centers leads thru control of major department store chains, retailer stocks have been strong. Campeau took over Allied Stores in 1985 and now seeks control of Federated Dept. Stores with a \$5.84 bil., \$66/sh. bid.

Many U.S. shopping center developers oppose the bid because Campeau control of both Allied and Federated would give Campeau, as owner of anchor stores, a dominant voice in expansion and operations of some 200 major shopping centers. On this basis, we added May Dept. Stores to RSR.

May Department Stores Inc (MA--NYSE) is one of the nation's largest department store operators, operating 286 department stores (146 entirely or mostly owned, 45 owned on leased land); 180 Caldor and Venture discount stores (30 owned, 9 owned on leased land); 2,210 retail shoe stores and 90 women's stores (all leased). This gives MA a significant equity interest in 191 department stores with approx. 33 to 38 mil. sq. ft. In addition subsidiary May Centers is sole or partial owner of another 8 mil. sq. ft. in 29 centers.

MA plans to expand vigorously over the next five years and opened 16 new department stores plus eight discount stores and approx. speciality stores.

The key to MA's attraction to any takeover attempt is its underlying real estate values over book value. These have been estimated by outside analysts at \$6-\$7 per sh. on MA's 152.1 mil. shs., which have \$17.17 book value.

MA is no stranger to takeover attempts. It has fended off several takeover tries and in Mar. 1986 adopted a preference stock purchase rights plan as a takeover defense. We see the stock as a well operated and financed retailer, yielding 3.2%, and likely to benefit from underlying real estate values.

MCA Corp., our second diversified realty addition, is an entertainment industry giant with significant realty operations. It has major interests in films (Universal Studios), television, home video, recordings, plus 50% interests in Cineplex Odeon Corp., one of No. America's largest theater owners, and USA Network, cable TV operator.

Real estate holdings thru MCA Development include the 1.5 mil. sq. ft. Universal City complex in Universal City, Cal., about 12 miles from downtown Los Angeles; about 420 acres around that complex; and 444 acres in Orlando, Fla. bought from **Major Realty** for a planned Universal Studios Florida complex. This will be a state-of-the-art film and tape studio expected to become an East Coast center for theatrical productions as well as a tourism complex rivaling Walt Disney World.

All this realty value has caught the eye of Manhattan real estate tycoon Donald Trump who's seeking Federal clearance to buy up to 24.9% of MCA's 73.9 mil. shs. Shares are up sharply. But Trump faces an uphill battle since MCA Chairman Lew R. Wasserman controls about 15%. The 74-year-old Wasserman is one of the last of the Hollywood moguls who's thought to want to sell out to a blue chip company, if to anybody. Trump is nouveau riche. MCA shares are up 15.6% since our recommendation Jan. 29, so hang on for the ride.

RANKING REVIEW: MGI PROPERTIES HOLDS A RANK; MODEST CASH FLOW GAINS SEEN

MGI Properties (\$20.38--ASE) holds A Rank in our annual review of this

hybrid REIT that is well along to becoming an equity REIT. MTG formerly was named **Mortgage Growth Investors**.

EPS/Dividends - A (Nov. years):

	1986A	1987A	1988E	3 Yr.%
EPS.....	\$1.52a	\$1.33b	\$1.40	-4.0%
CFS.....	\$1.43a	\$1.45b	\$1.50	+4.1%
Dividend..	\$1.60	\$1.60	\$1.60	0.0%

a-Before \$0.12¢/sh. sale gain; b-Before \$0.48¢/sh. sale gain.

Dividends have held steady for past 2 years at \$1.60 annual rate and should be maintained in 1988. MTG realized \$0.45/sh. of gains on sale of TSS Plaza in Bronx, NY. Stock is yielding 7.9%.

Assets and operations: As a combination REIT, MTG holds \$111.7 mil. net invested assets divided 83% net property investment after accumulated depreciation of \$1.18 sh.; 4% mortgages with equity kickers; 13% straight mortgages from real estate. Holdings are 45% residential which are 95% occupied; 34% industrial at 98% occupancy; 12% shopping center at 95% occupancy; and 9% office at 86% occupancy. MTG invested \$22.9 mil. in ten properties in 1987, including: \$7.7 mil. in a 135,000 sq. ft. Baltimore shopping center; \$12 mil. in seven Minn. industrial properties with 626,000 SF (\$19.13/SF); and \$3.1 mil. in two St. Louis industrial buildings (102,000 SF).

Two MTG-owned subsidiaries were appointed by Tampa, Fla. based **Turner Equity Investors, Inc.** (TEQ:ASE) as TEQ's advisor and property manager after the close of MTG's fiscal year. MTG granted TEQ 20%-37.5% participation rights in investment opportunities starting in Jan. 1988. MTG's chairman and a director were appointed to TEQ's board and MTG holds 312,600 shares in TEQ (6.2%) with an option for up to 9.9%.

Also subsequent to fiscal 1987's end was acquisition of a Tampa, Fla. property and the nearly completed acquisition of another. The acquired property is the 100,500 sq. ft. Terrace Ridge Shopping Center. It was purchased for approx. \$9.2 mil (\$92/sq. ft.) and is anchored by a Publix Supermarket. The other, the 112 unit South Point Apartments (98% leased) are under a purchase contract with acquisition expected soon. Avondale, MTG's 237 unit apartment complex in Laurel, Md., is

substantially completed and in initial leasing stage.

Financial Measures - A: Debt of \$19.6 mil. is 0.16 times equity of \$125.4 mil. at cost, or \$16.16/sh. Leverage is conservative. Liquidity is high as MTG ended 1987 with \$29.2 mil. cash and equivalents (\$3.78/sh.).

Exposure - A: MTG is becoming a complete equity REIT with good diversification and a solid portfolio by following a course chosen in 1982. Its strategy of focusing upon industrial and residential properties in medium-sized markets has worked well so far, although no realty markets are immune to competition. Oil Patch exposure is minimal. Purchase prices for new properties seem reasonable. Liquidity and low leverage should aid MTG in any soggy markets.

APPRAISED ASSET VALUE COMPARISONS

QUALIFIED REITS	DATE	APPRAISED VALUE/ SHARE	% PRICE TO APP. VALUE
BRE PROPERTIES	7/87	\$34.75a	-13.7%
COPLEY PROPS #	12/86	\$21.10	-10.0%
DUKE RLY-CAPITAL#	12/86	\$ 1.28	-31.6%
EQK RLTY INV I #	12/86	\$18.46	-34.3%
INTL INCOME PR#	12/87	\$18.26	-29.5%
JMB REALTY	8/87	\$18.87	-27.1%
MONY RL EST INV	5/87	\$10.79a	-31.6%
NEW PLAN RLY TR#	7/87	\$16.08	-12.9%
PRU RL CAPITAL #	12/86	\$ 2.39	-47.7%
SANTA ANITA	6/87	\$26.46	13.4%
SIERRA RE EQ83#	12/86	\$10.52	-24.0%
SIERRA RE EQ84#	12/86	\$ 8.44	-31.9%
TRAML CROW REI#	12/86	\$13.10	-17.9%
USP RL EST INV#	12/86	\$12.48	-31.9%
WELLS FARGO M&E	6/87	\$26.86a	-38.6%
AVERAGE			-24.6%
OPERATING COMPANIES			
BAY FINCL CORP	5/87	\$39.51	-59.8%
CENTENNIAL GROUP	12/86	\$ 7.71	-38.4%
KOGER CO#	9/87	\$20.59	35.4%
MAJOR REALTY	9/87	\$22.00	-55.7%
NEWHALL INV PROP	9/87	\$ 5.90	-25.8%
NEWHALL LAND	12/86	\$32.25	16.3%
PERINI INV PR#	9/87	\$20.06	-24.0%
ROUSE CO#	12/86	\$24.04	-3.3%
SAUL (BF) REIT#	9/87	\$29.89	-41.0%
UNICORP AMER	12/86	\$17.66	-67.4%
AVERAGE			-26.4%

Appraised market values of net assets (i.e., properties held) are reported publicly by companies. Values are estimated by management and concurred in by independent appraisers except for: Koger Co. values set by independent appraisers; New Plan Realty, management estimate only. Share values are fully diluted.

a-Entity has not revalued mortgages.

RANK	NAME (REVIEW DATE)	EXCH/ SYMBOL GROUP	SHARES (000)	BOOK VALUE	ANN DIV	-EARNINGS-- MON 12 MO	LAST PRICE	% CHANGE FEB 10	FROM- JAN 1	P/E RATIO	% ANN YIELD	% PR TO BK	RETURN ON BKZ	MKT VAL MIL \$	
* AMER HEALTH PROP#	(02/27/87)	NY-AHE	2	11086	18.62	2.00 SEP	2.08	17.75	-0.7	19.3	8.5	11.3	-4.7	11.2	196.8
C AMERICAN REALTY	(12/05/86)	AS-ARB	4	21818	5.75	0.56 SEP	0.65	4.50	0.0	0.0	6.9	12.4	-21.7	11.3	98.2
C AMERICANA HOTEL	(06/12/87)	NY-AHR	3	5465	15.68	0.00 SEP	-0.20	10.38	12.2	18.6	0.0	0.0	-33.8	-1.3	56.7
* ANGELL REAL EST#	(01/23/87)	NY-ACR	2	3550	14.47	1.52 SEP	1.50	11.50	0.0	15.0	7.7	13.2	-20.5	10.4	40.8
* BEVERLY INV PROP#	(12/20/85)	NY-BIP	2	8195	19.58	2.36 U SEP	2.38	19.63	1.3	6.1	8.2	12.0	0.2	12.2	160.8
* BODDIE-NOEL PROP#	(05/22/87)	AS-BNP	2	2850	11.39	1.28 DEC	1.36	12.00	3.2	14.3	8.8	10.7	5.4	11.9	34.2
A BRADLEY RL EST	(12/11/87)	OC-BRLYS	1	3360	1.77	0.68 NOV	1.53	11.50X	11.1	9.5	7.5	5.9	549.7	86.4	38.6
A BRE PROPERTIES	(10/23/87)	NY-BRE	3	7874	17.86\$	2.40 S JAN	2.25 D	30.00	0.4	12.1	13.3	8.0	68.0	12.6	236.2
B BRT REALTY	(10/10/86)	NY-BRT	4	5050	13.73	2.48 U DEC	2.44 U	18.88	0.0	15.3	7.7	13.1	37.5	17.8	95.3
B BURNHAM PAC PROP	(07/24/87)	AS-BPP	1	1491	7.26	1.20 DEC	0.37	17.50	0.7	9.4	47.3	6.9	141.0	5.1	26.1
B P-CALIF JOCKEY CLUB	(11/21/86)	AS-CJ	1	5734	4.65	1.00 SEP	1.03	16.38	1.6	-3.0	15.9	6.1	252.2	22.2	93.9
C CALIFORNIA REI	(06/12/87)	NY-GT	1	5214	7.47	0.68 S SEP	-0.80	5.88	0.0	30.6	0.0	11.6	-21.4	-10.7	30.6
* F-CEDAR INCOME FD I	(01/09/87)	OC-CEDR	1	1440	8.71	0.64 DEC	0.47	7.50	-6.3	7.1	16.0	8.5	-13.9	5.4	10.8
C CENTRAL REALTY	(04/11/86)	OC-CMRT	3	1984	0.39	0.00 SEP	-0.30	0.25	0.0	33.0	0.0	0.0	-35.9	-76.9	0.5
C CENVILL INVSTR	(04/11/86)	NY-CVI	3	7007	13.17	2.20 S DEC	2.20 D	19.00	-1.9	11.8	8.6	11.6	44.3	16.7	133.1
B CHICAGO DOCK&CANL	(09/11/87)	OC-DOCKS	1	5784	6.77	0.12 D OCT	0.44	25.00	-1.0	25.0	56.8	0.5	269.3	6.5	144.6
C CLEVETRUST RLTY #	(01/29/88)	OC-CTRIS	3	2013	17.99	0.50 D SEP	1.05	8.88	1.4	22.4	8.5	5.6	-50.7	5.8	17.9
C COMMONWLTHT RLTY#		OC-CRITZ	1	1468	10.76	1.10 AUG	0.54	14.00	0.0	0.0	25.9	7.9	30.1	5.0	20.6
* COLEY PROPS #	(06/12/87)	AS-COP	3	4008	17.88\$	1.68 SEP	1.41	19.00	1.3	12.6	13.5	8.8	6.3	7.9	76.2
* COUNTRYWIDE MTG	(01/09/87)	NY-CWM	4	7745	11.49	0.96 DEC	1.29 D	7.00	-9.7	1.8	5.4	13.7	-39.1	11.2	54.2
A COUSINS PROPS	(12/05/86)	OC-COUS	1	17165	6.45	0.80 S SEP	0.87	11.75X	1.3	-6.0	13.5	5.1	82.2	13.5	201.7
* F-CRI INS MTG II	(07/25/86)	NY-CII	4	8536	16.67	1.40 D SEP	1.98	17.13X	4.3	8.7	8.6	8.2	2.7	11.9	146.2
B DEL-VAL FINCL		NY-DVL	4	3805	10.95	1.80 SEP	1.81	18.25	1.4	5.8	10.1	9.9	66.7	16.5	69.4
* DIAL REIT INC #	(01/09/87)	OC-DEAL	1	1738	18.24	1.64 SEP	1.64	18.50	4.2	7.2	11.3	8.9	1.4	9.0	32.2
B F-DUKE RLTY-INCOME#	(06/26/87)	NY-DREPR	1	7520	8.00	0.68 D SEP	0.80	6.75	0.0	5.9	8.4	10.1	-15.6	10.0	50.8
B F-DUKE RLTY-CAPITAL#	(06/26/87)	NY-DRE	1	7520	0.40\$	0.00 ---	0.00	0.88	0.0	7.5	9.0	0.0	118.8	0.0	6.6
A EASTGROUP PROPS	(03/13/87)	AS-EGP	1	2607	18.76	2.60 NOV	2.51 D	22.50	0.0	5.9	9.0	11.6	19.9	13.4	58.7
B EASTOVER CORP		OC-EASTS	3	1240	13.92	1.60 SEP	1.31	13.13	1.0	-1.9	10.0	12.2	-5.7	9.4	16.3
* F-EQK RLTY INV I #	(05/08/87)	NY-EKR	1	7589	14.77\$	1.66 SEP	1.65	12.13	0.0	2.1	7.3	13.7	-17.9	11.2	92.0
A FEDERAL REALTY#	(05/08/87)	NY-FRT	1	13601	10.04	1.20 SEP	1.20	20.88	-2.3	5.0	17.4	5.7	107.9	12.0	283.9
C FIRST CONTRL REIT	(08/23/85)	OC-FCRES	4	4103	4.60	0.00 NOV	-2.10	1.13	0.0	28.6	0.0	0.0	-75.5	-45.7	4.6
A FIRST UNION RE#	(03/13/87)	NY-FUR	1	18092	8.99	1.50 DEC	1.66 U	22.50	1.1	24.1	13.6	6.7	150.3	18.5	407.1
* GOLDEN CORRAL #	(04/11/86)	OC-GCRA	2	1480	9.29	1.00 SEP	1.25	8.25	3.1	0.0	6.6	12.1	-11.2	13.5	12.2
B F-GRUB&ELLS REIT	(10/09/87)	OC-GRIT	5	2500	9.14	0.90 SEP	0.95	7.75	3.3	19.2	8.2	11.6	-15.2	10.4	19.4
* GUILD MTG INVSTMT	(07/25/86)	AS-GUM	4	3100	8.73	0.60 SEP	1.04	5.25	-4.5	31.3	5.0	11.4	-39.9	11.9	16.3
B HEALTH CARE PR#	(02/12/88)	NY-HCP	2	8157	21.77	2.56 DEC	2.70 U	27.25	-0.5	-0.9	10.1	9.4	25.2	12.4	222.3
A HEALTH CARE REIT	(08/09/85)	AS-HCN	4	5808	11.80	1.76 DEC	1.89 U	16.38	0.8	9.2	8.7	10.7	38.8	16.0	95.1
* HEALTHVEST #	(06/27/86)	AS-HVT	2	11661	19.80	2.44 SEP	2.44	20.00	-4.8	6.7	8.2	12.2	1.0	12.3	233.2
* HLTH & REHAB PRP#	(12/19/86)	NY-HRP	2	9585	8.66	1.12 SEP	1.05	8.75	-1.4	7.7	8.3	12.8	1.0	12.1	83.9
C HMG/COURTLND PROP		AS-HMG	1	1212	15.13	0.60 SEP	-1.06	13.38	7.0	46.6	0.0	4.5	-11.6	-7.0	16.2
C P-HOLLYWOOD PK RLTY	(11/16/84)	OC-HTRFZ	1	3956	6.15	0.00 SEP	0.04	18.25	1.4	23.7	456.3	0.0	196.7	0.7	72.2
B P-HOTEL INVESTORS#	(11/20/87)	NY-HOT	1	12251	17.18	2.00 AUG	1.52	16.38	-2.2	7.4	10.8	12.2	-4.7	8.8	200.6
A HRE PROPERTIES	(02/12/88)	NY-HRE	1	5970	22.99	1.80 OCT	1.52	23.00	-1.6	8.9	15.1	7.8	0.0	6.6	137.3
B ICM PROP INVSTR	(04/24/87)	NY-ICM	3	5761	16.95	1.36 DEC	0.90 D	11.13	1.1	32.8	12.4	12.2	-34.4	5.3	64.1
* INCOME OPP RLTY #	(12/24/87)	AS-IOT	3	3692	17.28	1.00 SEP	1.11	9.50	2.7	7.0	8.6	10.5	-45.0	6.4	35.1
A INTL INCOME PR#	(05/08/87)	AS-IIP	1	11388	8.62\$	1.04 S DEC	0.76 U	12.88	6.2	-6.4	16.9	8.1	49.4	8.8	146.6
* INVGT MTG SECS	(11/04/86)	OC-INVG	4	682	33.37	0.25 SEP	5.64	6.75	-3.6	3.8	1.2	3.7	-79.8	16.9	4.6
A IRT PROPERTY CO#	(03/13/87)	NY-IRT	1	9560	10.62	1.32 S DEC	1.16 U	16.00	-2.3	0.8	13.8	8.3	50.7	10.9	153.0
B JMB REALTY	(02/13/87)	OC-JMBRS	3	1423	16.71\$	1.40 NOV	1.27 S	13.75	-5.2	14.6	10.8	10.2	-17.7	7.6	19.6
* F-JOHNSON/CONS RLY	(12/24/87)	NY-JCT	3	12280	15.46	1.70 SEP	0.31	7.13	-1.7	16.3	23.0	23.9	-53.9	2.0	87.5
C L&N HOUSING	(10/09/87)	NY-LHC	5	2200	23.58	2.10 DEC	1.98	22.25	0.0	20.3	11.2	9.4	-5.6	8.4	49.0
* F-LANDSING INVT V	(12/06/85)	OC-LANVS	1	6090	7.36	0.00 SEP	-0.76	2.00	0.0	0.0	0.0	0.0	-72.8	-10.3	12.2
* LINCOLN NC RL FND	(12/20/85)	AS-LRF	3	1998	13.37	1.40 SEP	1.41	10.38	0.0	6.4	7.4	14.3	-22.4	10.5	20.7
* F-LINPRO SPCT PROP	(10/09/87)	AS-LPO	1	1856	9.23	0.76 S SEP	0.79	4.13	10.0	32.0	5.2	18.4	-55.3	8.6	7.7
A LOMAS & NET MTG	(11/06/87)	NY-LOM	4	11704	23.51	2.48 DEC	2.48	21.25	1.2	13.3	8.6	11.7	-9.6	10.5	248.7
* LOMAS MTG CORP	(09/13/85)	NY-LMC	4	8700	20.37	2.52 DEC	2.54 U	20.50	-2.4	11.6	8.1	12.3	0.6	12.5	178.4
* MDC ASSET INVSTRS	(01/09/87)	NY-MIR	4	12620	14.97	2.80 SEP	2.68	15.38	-0.8	-3.9	5.7	18.2	2.7	17.9	194.0
* MEDICAL PROPS INC	(05/22/87)	AS-MPP	2	2369	12.00	1.20 D DEC	0.86	7.50X	4.8	7.1	8.7	16.0	-37.5	7.2	17.8
* MEDITRUST #	(10/25/85)	NY-MT	2	10721	15.19	1.84 SEP	1.81	19.75	-1.3	1.9	10.9	9.3	30.0	11.9	211.7
* MELLON PART MTG	(02/22/85)	OC-MPMTS	5	8645	9.26	0.55 SEP	0.88	7.50	0.0	-3.2	8.5	7.3	-19.0	9.5	64.8
B MERRY LAND & INV	(02/27/87)	OC-MERY	3	9253	6.44	0.80 S DEC	0.90	8.13	1.6	8.3	9.0	9.8	26.2	14.0	75.2
A MGI PROPERTIES #	(02/26/88)	AS-MTG	3	7722	17.39	1.60 NOV	1.93	20.38	3.8	21.6	10.6	7.9	17.2	11.1	157.3
B MONY RL EST INV	(10/23/87)	NY-MYM	3	10543	9.32\$	0.72 NOV	0.68	7.38	0.0	7.3	10.8	9.8	-20.9	7.3	77.8
C MSA REALTY CORP	(08/14/87)	AS-SSS	1	8517	8.23	1.00 SEP	0.23	9.50	-1.3	13.4	41.3	10.5	15.4	2.8	80.9
A MTG & RLTY TRUST	(12/11/87)	NY-MRT	3	10528	16.90	1.96 DEC	1.79	17.50	0.0	15.7	9.8	11.2	3.6	10.6	184.2
C MTG INVSTMT PLUS#	(04/24/87)	AS-MIP	3	9020	8.83	0.80 DEC	0.81	8.13	-3.0	16.1	10.0	9.8	-8.0	9.2	73.3
A NEW PLAN RLY TR#	(11/20/87)	NY-NPR	1	26690	6.61\$	0.90 U OCT	0.89	14.00	0.9	-0.9	15.7	6.4	111.8	13.5	373.7
* F-NOONEY RLTY TR#	(04/11/86)	OC-NRTI	1	867	17.00	0.80 S DEC	0.68 U	7.75	0.0	-8.8	11.4	10.3	-54.4	4.0	6.7
B ONE LIBERTY PR#	(06/12/87)	AS-OLP	2	2203	14.23	1.40 SEP	1.44	13.63	7.9	23.9	9.5	10.3	-4.3	10.1	30.0
* PAINHEBER RES RLY	(02/28/86)	AS-PWM	4	6058	8.63	0.88 SEP	1.09	7.13	1.8	32.6	6.5	12.4	-17.4	12.6	43.2
A PENN REIT#	(12/11/87)	AS-PEI	1	8155	10.20	1.56 NOV	1.50	23.13	0.0	6.9	15.4	6.7	126.7	14.7	188.6
B PITTS & WVA RR		AS-PW	2	1510	6.07	0.56 S SEP	0.56	6.13	2.1	8.9	10.9	9.1	0.9	9.2	9.2
B PRESIDNTL RL-A#	(08/09/85)	AS-PDL.A	3	479	3.37	1.44 U SEP	2.17	13.25	1.9	8.2	6.1	10.9	293.2	64.4	6.3
B PRESIDNTL RL-B#	(08/09/85)	AS-PDL.B	3	2771	3.34	1.44 U SEP	2.17	13.00	0.0	3.0	6.0	11.1	289.2	65.0	36.0
A PROPERTY CAPITAL	(08/28/87)	AS-PCT	3	9515	13.21	1.68 S JAN	3.11 S	18.88X	0.9	-3.8	6.1	8.9	42.9	23.5	179.6
A PROPERTY TR AMER#	(02/12/88)	OC-PTAS	1	5062	10.68	0.80 S SEP	0.82	9.50X	0.8	22.6	11.6	8.4	-11.0	7.7	48.1
B F-PRU RL CAPITAL #	(04/24/87)	NY-PRT	1	11135	1.24\$	0.00 ---	0.00	1.25	0.0	25.0	0.0	0.0	0.8	0.0	13.9
B F-PRU RL INCOME #	(04/24/87)	NY-PRTPR	1	11135	8.00	0.68 S SEP	0.65	6.50X	2.6	8.3	10.0	10.5	-18.8	8.1	72.4
B REALTY REFUND	(06/12/87)	NY-RRF	4	1021	18.62	1.62 U JAN	1.26 U	14.63X	5.6	0.0	11.6	11.1	-21.5	6.8	14.9
C REALTY SOUTH	(04/24/87)	AS-RSI	5	2106	11.72	1.12 DEC	0.98	10.00	0.0	21.2	10.2	11.2	-14.7	8	

February 26, 1988

7

RANK	NAME (REVIEW DATE)	EXCH/ SYMBOL GROUP	SHARES (000)	BOOK VALUE	ANN DIV	-EARNINGS-- MON 12 MO	LAST PRICE	% CHANGE FROM FEB 10 JAN 1	P/E RATIO	% ANN YIELD	% PR TO BK	RETURN ON BKZ	MKT VAL MIL \$
* C	SIZELER PROP INV# (02/27/87)	NY-SIZ 1	3748	18.97	1.56 S	SEP 1.56	18.25	1.4	8.1	11.7	8.5	-3.8	68.4
C	STORAGE EQUITIES (03/14/86)	NY-SEQ 1	10637	15.33	1.40 S	DEC 1.00	12.25X	-3.1	14.0	12.3	11.4	-20.1	130.3
* C	STRATEGIC MTG (03/28/86)	NY-STM 4	5465	18.88	1.96	DEC 2.19	17.50	2.9	17.6	8.0	11.2	-7.3	95.6
C	F-TRAML CROW REIT# (10/09/87)	NY-TCR 1	9075	12.53\$	1.40	SEP 1.17	10.75	1.2	32.3	9.2	13.0	-14.2	97.6
C	F-TRAVELERS REIT (10/09/87)	OC-TRATS 5	2523	9.43	0.68	DEC 0.36	6.38	-8.9	6.3	17.7	10.7	-32.4	16.1
C	F-TRAVELERS RLY INC (10/09/87)	OC-TRITS 5	2261	14.64	0.96	DEC 0.53	8.88	0.0	1.4	16.7	10.8	-39.4	20.1
* C	TURNER EQUITY# (10/09/87)	AS-TEQ 1	5067	7.83	0.44	SEP 0.63	5.50	0.0	2.3	8.7	8.0	-29.8	27.9
* C	UNIV HEALTH RLTY# (01/23/87)	NY-UHT 2	7617	13.20	1.36	SEP 1.36	10.88	-1.1	14.5	8.0	12.5	-17.6	82.8
B	USF EL EST INV# (06/12/87)	OC-USPTS 1	2500	8.37\$	1.20	SEP 1.47	8.50	9.7	0.0	5.8	14.1	1.6	21.3
A	UTD DOMIN RLY# (05/08/87)	OC-UDRT 1	5947	11.41	1.04	DEC 1.08	17.63	0.0	2.9	16.3	5.9	54.5	104.8
* C	F-VMS HOTEL INVSTMT (01/24/86)	AS-VHT 5	9863	8.90	0.90	SEP 0.90	6.88	3.8	10.0	7.6	13.1	-22.8	67.8
* C	VMS S/T INCOME (01/11/85)	AS-VST 4	6918	9.54	1.30	SEP 1.46	9.75	2.6	4.0	6.7	13.3	2.2	15.3
* C	VMS STRATEGIC LAND (05/22/87)	OC-VLANS 5	11994	8.99	1.20	SEP 1.01	9.75	1.3	8.3	9.7	12.3	8.5	116.9
A	WASH RE (WRIT)# (05/08/87)	AS-WRE 1	9182	8.96	1.40	SEP 1.33	25.50	2.0	11.5	19.2	5.5	184.6	234.1
* C	F-WEBB INV PROP # (10/09/87)	AS-DWP.A 1	2224	8.99	0.45	SEP 0.63	5.75	2.2	-4.2	9.1	7.8	-36.0	12.8
* C	WEDGESTONE FINCL (10/09/87)	AS-WDG 4	5661	9.19	1.80 S	SEP 1.73	12.38	-5.7	8.8	7.2	14.5	34.7	70.1
B	WELLSGARTEN RLY# (05/08/87)	NY-WRI 1	13874	13.10	1.60	SEP 2.04	25.13	0.5	11.7	12.3	6.4	91.8	348.6
B	WEISS FARGO M&E (10/23/87)	NY-WFM 3	6689	19.36\$	2.00	DEC 1.14	16.50	-15.9	-9.6	14.5	12.1	-14.8	110.4
A	WESTERN INV RE# (06/12/87)	AS-WIR 1	11969	13.13	1.24 U	DEC 1.27	18.13X	1.7	13.3	14.3	6.8	38.0	216.9
COMPANIES AND BUSINESS TRUSTS													
C	ABRAMS INDS INC (01/24/86)	OC-ABRI 10	1787	8.93	0.24 S	JAN 0.68	5.75	0.0	9.5	8.5	4.2	-35.6	10.3
* C	LP-AMER INCOME PROPS (10/23/87)	AS-IPS 8	2000	18.50	1.40	---	0.00	17.00	1.5	13.3	0.0	8.2	34.0
* C	LP-AMER INS MTG 84 (01/24/86)	OC-AIMAZ 9	10000	19.42	1.50	SEP 1.43	17.00	-1.4	-9.3	11.9	8.8	-12.5	170.0
C	AMER PACESETTER (07/24/87)	PS-AECP 10	1465	14.25	0.50	SEP 2.35	11.13	1.1	3.5	4.7	4.5	-21.9	16.3
B	LP-AMER RE PARTNERS# (07/24/87)	NY-ACP 8	14850	17.47	2.00	SEP 1.80	15.50	-0.8	6.0	8.6	12.9	-11.3	230.2
B	AMERIBANC INV GP (08/28/87)	OC-AINVS 10	6129	8.48	0.20 S	DEC 1.30	7.75	3.3	6.9	6.0	2.6	-8.6	47.5
C	AMREP CORP (09/12/86)	NY-AXR 7	6600	9.33	0.00	OCT 0.61	8.63	-6.8	-12.7	14.1	0.0	-7.6	56.9
C	ANGELES CORP (09/12/86)	AS-ANG 11	3382	5.97	0.00	DEC 0.82	U 6.50	0.0	15.6	7.9	0.0	8.9	13.7
* C	LP-ANGELES FINC PTRS (01/24/86)	AS-ANF 9	1051	18.20	1.88 U	SEP 1.84	16.00X	1.0	7.6	8.7	11.8	-12.1	16.8
C	BAY FINCL CORP (09/11/87)	NY-BAY 8	3359	14.41\$	0.20	NOV -3.78	15.88	3.3	11.4	0.0	1.3	10.2	53.3
D	BRITISH LAND AMER (12/06/85)	NY-BLA 8	17984	2.63	0.00	DEC -0.36	U 3.50	21.7	115.4	0.0	0.0	33.1	62.9
* C	LP-BURGER KING INV # (02/28/86)	NY-BKF 8	4635	18.46	1.88 S	SEP 1.87	16.13	-1.5	22.9	8.6	11.7	-12.6	74.7
* C	LP-CAL FED INC PTRN# (12/19/86)	NY-CFI 8	12605	9.03	1.00	SEP 0.82	7.88	1.6	18.9	9.6	12.7	-12.8	9.1
C	CALPROP CORP (11/21/86)	AS-CPP 7	3792	8.39	0.00	SEP 0.85	6.75	-5.3	3.8	7.9	0.0	-19.5	25.6
C	CALTON INC (06/27/86)	NY-CN 7	19849	1.99	0.00	NOV 0.61	U 5.88	46.9	147.4	9.6	0.0	195.2	116.6
* C	CASTLE & COOKE (06/27/86)	NY-CKE 10	47378	11.13	0.00	SEP 0.56	21.00	6.3	13.5	37.5	0.0	88.7	50.9
* C	CENTENNIAL GROUP (07/24/87)	AS-CEQ 10	26204	5.23\$	0.00	DEC 0.62	4.75	-5.0	46.2	7.7	0.0	-9.2	124.5
A	CENTEX CORP (08/28/87)	NY-CTX 6	15050	20.39	0.25	DEC 4.62	D 19.63	4.7	13.8	4.2	1.3	-3.8	295.4
C	CHAMPION ENTERPRS (10/10/86)	AS-CHB 12	7224	7.05	0.00	NOV -0.37	3.63	-3.3	11.5	0.0	0.0	-48.6	26.2
D	CHRISTIANA COS (12/06/85)	NY-CST 7	2851	6.52	0.00	DEC -1.18	U 5.13	-6.8	20.6	0.0	0.0	-21.4	14.6
B	CLAYTON HOMES (10/10/86)	NY-CHM 12	12743	4.87	0.00	DEC 0.95	9.38	7.1	4.2	9.9	0.0	92.5	119.5
* C	LP-CMWLTH MTG AM-A (11/21/86)	NY-CMA 9	35000	1.45	1.05	DEC -0.32	D 5.13	-6.8	28.1	0.0	20.5	253.4	179.4
* C	COMMODORE ENV SVC (09/25/87)	OC-COES 13	45004	0.39	0.00	SEP 0.16	2.13	6.3	-5.6	13.3	0.0	444.9	95.6
C	COMMONWLTH MTG CO (10/24/86)	OC-CMC 9	6089	3.47	0.00	JAN 0.31	D 4.13	3.1	-2.9	13.3	0.0	18.9	25.1
B	CONGRESS ST PROPS (04/11/86)	OC-CSTP 10	1239	12.14	0.00	NOV -0.64	6.38	0.0	-1.9	0.0	0.0	-47.5	7.9
* C	F-CONSOL CAP INCOME (04/11/86)	OC-CCITS L	11362	15.97	0.00	SEP -0.71	7.00	-3.4	21.7	0.0	0.0	-56.2	79.5
* C	CONSOL CAP RLTY# (02/13/87)	OC-CCPLS L	5966	7.53	0.85	AUG -0.09	2.88	-4.2	-8.0	0.0	29.6	-61.8	17.2
* C	F-CONSOL CAP SPECL (04/11/86)	OC-CCSTS L	11486	11.79	0.00	SEP -0.98	5.25	-8.7	5.0	0.0	0.0	-55.5	60.3
C	CONTL HMS HOLDING (05/22/87)	OC-COHN 7	3672	6.36	0.00	NOV 1.20	4.00	-17.9	-5.9	3.3	0.0	-37.1	18.9
C	CONTROL RES INDS (09/25/87)	OC-CRIX 13	5094	6.99	0.00	SEP -0.20	6.50	-10.3	0.0	0.0	0.0	-7.0	33.1
B	COUNTRYWIDE CREDIT (01/09/87)	NY-COR 9	15903	6.04	0.20	NOV 1.14	9.13	-1.4	52.1	8.0	2.2	51.1	145.1
E	COVINGTON TECH (01/09/87)	OC-COVT 7	13902	0.53	0.00	SEP -0.01	0.63	25.0	42.7	0.0	0.0	17.9	8.7
B	LP-CRI INS MTG INV (07/25/86)	NY-CRM 9	9100	17.47	1.90 D	SEP 2.26	19.63X	0.8	6.1	8.7	9.7	12.3	178.6
D	DELTA CORP (07/25/86)	NY-DLT 7	5574	4.45	0.00	DEC 0.10	U 5.13	10.8	28.1	51.3	0.0	15.2	28.6
* C	LP-EMERALD HOMES LP (05/22/87)	NY-EHP 7	5225	5.62	1.20	DEC 1.26	U 7.38	0.0	3.5	5.9	16.3	31.2	38.5
* C	LP-EOK GRN ACRES LP# (08/22/86)	NY-EGA 8	10173	8.62	1.14	SEP 1.10	11.25	2.3	3.4	10.2	10.1	30.5	114.4
* C	LP-EQUITABLE RE SC # (01/23/87)	NY-EQM 8	10700	8.69	1.00	SEP 0.63	9.13	0.0	25.9	14.5	11.0	5.0	7.2
A	EQUITEC FNCL GP (09/11/87)	NY-EFG 11	4897	6.27	0.16	DEC -0.92	D 5.50	2.3	-4.3	0.0	2.9	-12.3	26.9
B	FAIRFIELD COMM (07/25/86)	NY-FCI 7	10645	9.70	0.00	SEP -0.58	5.63	18.4	18.4	0.0	0.0	-42.0	59.9
C	FARRAGUT MTG CO (12/19/86)	OC-FARR 9	5150	0.74	0.20 D	SEP -1.02	2.63	5.0	75.0	0.0	7.6	254.7	13.5
C	FED NAIL MTG (06/14/85)	NY-FNM 9	78720	21.08	0.48	DEC 4.66	34.75	-4.8	13.9	7.5	1.4	64.8	2735.5
* C	LP-FINE HMS INTRNTL (07/24/87)	NY-FHI 11	7785	6.77	2.25	SEP 1.00	13.50	3.8	22.7	13.5	16.7	99.4	105.1
B	FIRST CAROLINA (06/26/87)	OC-FCAR 10	748	30.30	0.50	SEP 1.53	25.50	0.0	2.0	16.7	2.0	-15.8	5.0
A	FLEETWOOD ENTER (10/10/86)	NY-FLE 12	23374	14.04	0.60	OCT 1.98	19.25	3.4	10.8	9.7	3.1	37.1	14.1
B	FOREST CITY-A# (06/26/87)	AS-FCE.A 8	4056	22.25	0.34	JUL 2.73	30.50	2.5	8.0	11.2	1.1	37.1	123.7
B	FOREST CITY-B# (06/26/87)	AS-FCE.B 8	3893	22.25	0.34	JUL 2.73	30.00	0.8	5.7	11.0	1.1	34.8	12.3
* C	LP-FORUM RET FFD UN# (01/23/87)	AS-FRL 8	5862	10.40	1.35	SEP 0.32	10.75	1.2	26.5	33.6	12.6	3.4	63.0
C	FPA CORP (08/14/87)	AS-FPO 7	3995	10.54	0.00	DEC -0.99	D 6.50	-7.1	6.1	0.0	0.0	-38.3	26.0
D	GEMCRAFT INC (05/23/86)	OC-GEHM 7	4917	1.45	0.00	SEP -2.17	1.00	-11.1	14.3	0.0	0.0	-31.0	4.9
B	GENERAL DEVLPMT (08/08/86)	NY-GDV 6	8710	15.46	0.00	DEC 2.60	D 13.13	-4.5	20.7	5.0	0.0	-15.1	16.8
C	GENERAL HOMES (04/10/87)	NY-GDH 6	15009	9.13	0.00	DEC -1.23	U 1.88	7.1	-6.3	0.0	0.0	-79.5	28.1
A	LP-GOULD INVSTRS LP (01/09/87)	AS-GLP 8	1339	6.63	0.00	DEC 0.60	U 38.50	4.1	4.1	64.2	0.0	480.7	9.0
B	GRUBB & ELLIS (02/13/87)	NY-GLE 11	15696	5.11	0.00	DEC 0.02	U 4.63	-2.6	15.6	231.3	0.0	-9.5	0.4
B	HALLWOOD GROUP (02/13/87)	NY-HWG 10	4656	19.36	1.12	OCT 2.81	16.38	9.2	12.9	5.8	6.8	-15.4	14.5
C	HAMMOND CO (07/12/85)	OC-THCO 9	2119	5.43	0.00	DEC 0.48	3.25	-18.8	-7.1	6.8	0.0	-40.1	8.8
C	HOVANIAN ENTR (05/23/86)	AS-HOV 7	21356	3.70	0.00	NOV 1.11	11.63	3.3	50.0	10.5	0.0	214.2	30.0
D	INDIANA FNCL INV (09/11/87)	OC-IFII 8	974	11.70	0.00	DEC 2.45	U 5.00	0.0	5.3	2.0	0.0	-57.3	20.9
C	INTEGRATED RESC (02/27/87)	NY-IRE 11	7742	16.64	0.00	SEP 3.35	18.13	2.8	9.8	5.4	0.0	8.9	20.1
B	LP-INTERSTATE GEN CO (02/27/87)	AS-IGC 8	9900	2.63	0.60 S	DEC 1.05	U 7.75X	3.6	40.9	7.4	7.7	194.7	39.9
* C	INTL AMER HOMES (11/22/85)	OC-HOME 7	8510	3.36	0.00	DEC 0.32	D 2.00	14.3	-5.9	6.3	0.0	-40.5	9.5
B	INTL TECHNOLOGY (09/25/87)	NY-ITX 13	27804	1.24	0.00	DEC -3.64	D 3.25	-3.7	-36.6	0.0	0.0	162.1	-293.5
* C	J M PETERS CO INC (11/06/87)	OC-JMPC 7	13750	2.94	0.00	NOV 0.70	5.25	-2.3	13.5	7.5	0.0	78.6	23.8
C	JOHNSTOWN AMER-A (12/24/87)	AS-JAC 11	11676	1.76	0.00	NOV -1.26	1.00	-20.0	-27.3	0.0	0.0	-43.2	-71.6
B	K&B HOME CORP (08/14/87)	NY-KBH 6	27003	6.39	0.30 U	NOV 1.32	10.50	-1.2	27.3	8.0	2.9	64.3	20.7
B	KAUFMAN & BROAD (06/14/85)	NY-KBK 10	24062	10.97	0.32 S	NOV 1.83	15.50	1.6	6.9	5.7	3.0	-4.3	16.7

February 26, 1988

February 26, 1988																	
RANK	NAME (REVIEW DATE)	EXCH/ SYMBOL	GROUP	SHARES (000)	BOOK VALUE	ANNU DIV	-EARNINGS- MON 12 MO	LAST PRICE	% CHANGE FEB 10	FROM JAN 1	P/R RATIO	% ANNU YIELD	% PR TO BK	RETURN ON BK	MT VAL ON BK	MT VAL HIL \$	
C	LANDMARK LAND	AS-LML	10	7976	6.94	0.40	S SEP	-2.38	13.38	9.2	9.2	0.0	3.0	92.7	-34.3	106.7	
C	LEISURE+TECH	NY-LVX	7	4072	4.24	0.00	DEC	1.14	4.25	9.7	0.0	3.7	0.0	0.2	26.9	17.3	
B	LENNAR CORP	NY-LBN	6	6615	20.13	0.24	NOV	2.50	18.38	-4.5	10.5	7.4	1.3	-8.7	12.4	121.6	
C	LEVITT CORP	AS-LVT	7	3400	7.68	0.00	SEP	0.77	5.88	-4.1	6.8	7.6	0.0	-23.5	10.0	20.0	
* A	LOAN AMER FNCL-B	OC-LAFGB	9	1987	6.95	0.00	DEC	0.41	5.75	4.5	0.0	14.0	0.0	-17.3	3.9	11.4	
A	LOHAS & NET FING	NY-LNF	9	30100	13.39	1.40	DEC	0.84	15.88	-10.6	-3.8	18.9	8.8	18.6	6.3	477.8	
B	LVI GROUP INC	NY-LVI	13	19747	1.07	0.00	SEP	0.20	3.38	8.0	0.0	16.9	0.0	215.4	18.7	66.6	
C	M/I SCHOENSTIN HMS	OC-MIHO	7	5965	2.36	0.00	SEP	0.78	5.50	4.8	22.2	7.1	0.0	133.1	33.1	32.8	
C	MAJOR REALTY	OC-MAJR	7	7305	3.85\$	0.00	SEP	2.84	9.75	1.3	1.3	3.4	0.0	153.2	73.8	71.2	
* MAY DEPT STORES	(02/26/88)	NY-MA	10	152100	17.17	1.14	OCT	2.76	35.88	2.9	23.2	13.0	3.2	108.9	16.1	5456.6	
A	MCA INC	NY-MCA	10	73947	21.98	0.68	DEC	1.82	46.25	13.8	34.1	25.4	1.5	110.4	8.3	3420.0	
A	MDC HOLDINGS	NY-MDC	6	19337	11.21	0.40	SEP	1.15	6.38	6.3	6.3	5.3	6.3	-43.1	10.3	123.3	
B	MISSION WEST PR	AS-MSW	7	1542	11.50	0.32	S NOV	0.47	7.63\$	4.5	5.2	16.2	4.2	-33.7	4.1	11.8	
C	NATIONAL ENTRPRS	NY-NEI	12	7138	2.72	0.00	SEP	-0.05	1.88	7.1	36.4	0.0	0.0	-31.1	-1.8	13.4	
* LP-NATIONAL REALTY	(11/06/87)	AS-NLP	8	45616	1.22	0.50	MAR	-0.36	3.38	-12.9	-3.6	0.0	14.8	176.6	-29.5	154.0	
C	NE MORTGAGE CO	AS-NM	9	5643	2.62	0.00	DEC	-0.69	1.88	-6.3	0.0	0.0	0.0	-28.4	-26.3	10.6	
B LP-NEWMALL INV PROP	(05/09/86)	NY-NIP	L	4440	3.02\$	0.40	DEC	5.80	4.38	-7.9	12.9	0.8	9.1	44.9	192.1	19.4	
A LP-NEWMALL LAND	(04/10/87)	NY-NHL	10	20000	6.62\$	1.00	DEC	1.92	37.50	11.1	25.0	19.5	2.7	466.5	29.0	750.0	
B LP-NVSTAN L.P.	(03/27/87)	AS-NVR	6	24213	3.99	0.60	SEP	0.55	5.75	-13.2	53.3	10.5	10.4	44.1	13.8	139.2	
A	OAKWOOD HOMES	NY-ORH	12	5733	10.06	0.08	S DEC	0.02	7.88	-6.0	6.8	393.8	1.0	-21.7	0.2	45.1	
C	ORIOLE HOMES-A	AS-ORCA	7	1945	10.55	0.35	U DEC	1.89	9.88	3.9	21.5	5.2	3.5	-6.4	17.9	19.2	
C	ORIOLE HOMES-B	AS-ORCB	7	1949	10.55	0.40	U DEC	1.89	9.75	11.4	30.0	5.2	4.1	-7.6	17.9	19.0	
C	PARKWAY COMPANY	OC-PKMY	10	1655	23.61	0.80	DEC	-0.83	15.00	0.0	1.7	0.0	5.3	-36.5	-3.5	24.8	
* PATTEN CORP	(01/09/87)	NY-PAT	7	16952	4.49	0.08	DEC	0.81	5.25	7.7	13.5	6.5	1.5	16.9	18.0	89.0	
* PERINI INV FID	(07/10/87)	AS-PNVR	P	1650	10.00	1.10	---	0.00	11.25	-2.2	5.9	0.0	9.8	12.5	0.0	18.6	
B	PERINI INV PR	AS-PNV	8	3315	-3.45\$	0.60	SEP	1.10	15.25	-2.4	-0.8	13.9	3.9	0.0	0.0	50.6	
B	PHM CORP	NY-PHM	6	23840	8.45	0.12	S DEC	1.42	8.13	-11.0	-3.0	5.7	1.5	-3.8	16.8	193.7	
* LP-PRIME FINCL PRTR	(08/28/87)	AS-PPF	11	5641	0.80	0.00	SEP	0.80	4.50	-14.3	-14.3	5.6	0.0	462.5	100.0	25.4	
* LP-PRIME MTR INNS LP	(02/27/87)	NY-PPM	8	4000	18.25	2.00	SEP	0.88	18.38	-3.3	14.8	20.9	10.9	0.7	4.8	73.5	
* PRINCEVILLE DEV	(01/25/85)	OC-PVDC	7	9593	4.18	0.00	AUG	-0.30	11.75	28.8	42.4	0.0	0.0	181.1	-7.2	112.7	
D	PUNTA GORDA	AS-PGA	7	2905	-1.38	0.00	SEP	-0.72	1.88	7.1	36.4	0.0	0.0	0.0	0.0	5.4	
E	VJ-RADICE CORP	NY-RI	7	5811	1.63	0.00	SEP	-3.87	1.00	0.0	6.6	0.0	0.0	-38.7	-237.4	5.8	
C	READING CO	OC-RDGC	8	4955	8.62	0.00	SEP	0.12	12.00	0.0	2.1	100.0	0.0	39.2	1.4	59.5	
C	REALAMERICA CO	OC-RACO	8	3180	3.28	0.00	AUG	0.09	3.75	7.1	0.0	41.7	0.0	14.3	2.7	11.9	
* LP-RED LIONS INNS	(05/22/87)	AS-RED	8	4940	17.86	2.00	SEP	2.04	16.25	2.4	25.0	8.0	12.3	-9.0	11.4	80.3	
B	REDMAN INDUSTRIES	NY-RE	12	9755	7.53	0.36	DEC	0.13	7.38	13.5	25.5	56.7	4.9	-2.1	1.7	71.9	
* LP-RETIREMT LIV MTG	(07/25/86)	OC-RLIVZ	9	1264	22.76	2.16	SEP	2.16	17.50	-2.8	12.9	8.1	12.3	-23.1	9.5	22.1	
* RIDGEWOOD PROPS	(02/28/86)	OC-RWPI	8	777	44.32	0.00	AUG	5.93	32.00	3.2	3.2	5.4	0.0	-27.8	13.4	24.9	
C	ROCKWOOD NATL	PS-RNC	7	9747	2.85	0.00	DEC	0.06	2.25	0.0	5.9	37.5	0.0	-21.1	2.1	21.9	
A	ROUSE CO	OC-ROUS	8	47661	4.93\$	0.47	SEP	0.56	23.25	3.3	19.2	41.5	2.0	371.6	11.4	1108.1	
A	RYLAND GROUP	NY-RTL	6	12682	10.18	0.40	DEC	2.46	16.50	0.0	17.9	6.7	2.4	62.1	24.2	209.3	
* SANTA FE SO PAC	(07/10/87)	NY-SFX	10	155936	32.99	0.10	DEC	2.37	24.25\$	9.7	15.5	10.2	0.4	-26.5	7.2	3781.4	
C	SAUL (SF) REIT	NY-SFS	8	5483	7.80\$	0.20	SEP	-2.75	17.63	-1.4	3.7	0.0	1.1	126.0	-35.3	96.6	
* SCHULT HOMES CORP	(11/20/87)	OC-SHCO	12	3306	0.95	0.00	DEC	-0.55	1.75	40.0	16.7	0.0	0.0	84.2	-57.9	5.8	
C	SECURITY CAPITAL	AS-SCC	9	5564	1.93	0.00	DEC	-7.70	1.88	0.0	-16.7	0.0	0.0	-2.8	-399.0	10.4	
* LP-SHOPCO LAUREL CTR	(05/22/87)	AS-LSC	8	4660	9.10	1.06	U SEP	0.78	9.13	1.4	23.7	11.7	11.6	0.3	8.6	42.5	
B	SKYLINE CORP	NY-SKY	12	11217	12.28	0.48	NOV	1.15	14.38	1.8	10.6	12.5	3.3	17.1	9.4	161.2	
D	SOUTHLAND FINCL	OC-SFIN	8	16772	4.90	0.00	DEC	-5.61	1.88	87.5	20.0	0.0	0.0	-61.7	-114.5	31.4	
C	SOUTHWEST CORP	NY-SM	10	45803	10.38	0.00	DEC	1.05	3.13	-13.8	-32.4	3.0	0.0	-69.9	10.1	143.1	
D LP-SOUTHWEST RLTY	(02/28/86)	AS-SWL	8	3442	7.20	0.00	SEP	-0.43	2.13	0.0	41.7	0.0	0.0	-70.5	-6.0	7.3	
C	STARRETT HOUSING	AS-SHO	7	5918	3.21	0.00	SEP	-1.36	7.38	-6.3	1.7	0.0	0.0	129.8	-42.4	43.6	
B LP-STD PACIFIC L.P.	(08/08/86)	NY-SPP	6	26920	5.98	1.20	DEC	1.62	9.50	-1.3	18.8	5.9	12.6	58.9	27.1	255.7	
* SUNSTATES CORP	OC-SUST	10	806	21.23	0.00	SEP	0.83	9.25	-5.1	12.1	11.1	0.0	0.0	-56.4	3.9	7.5	
C	TIERCO GP INC	OC-TIER	8	2126	7.76	0.00	SEP	-1.73	6.25	13.6	13.6	0.0	0.0	-19.5	-22.3	13.3	
C	TOLL BROS	NY-TOL	6	30066	1.62	0.00	OCT	0.57	6.75	-6.9	28.6	11.8	0.0	0.0	316.7	35.2	202.9
B LP-UDC-UNIVRSL DEV	(08/08/86)	NY-UDC	7	9327	8.12	2.20	DEC	3.20	18.25	-3.9	32.7	5.7	12.1	124.8	39.4	170.2	
B	UNICORP AMER	AS-UAC	8	10506	11.72\$	0.60	SEP	-0.30	5.75	-2.1	12.2	0.0	10.4	-50.9	-2.6	60.4	
C	UNION VALLEY CORP	AS-UVC	7	3967	3.97	0.00	DEC	1.11	5.63	4.7	0.0	5.1	0.0	41.7	28.0	22.3	
C	US HOME CORP	NY-UH	6	39895	4.40	0.00	DEC	-1.14	2.75	-4.3	-8.3	0.0	0.0	-37.5	-25.9	109.7	
* LP-US REALTY PTRS	(09/26/86)	OC-USRLZ	8	1222	18.89	2.26	SEP	2.43	14.75	3.5	18.0	6.1	15.3	-21.9	12.9	18.0	
* US SHELTER CORP	OC-USSS	11	9446	2.28	0.00	SEP	-0.56	1.13	-18.2	-18.2	0.0	0.0	0.0	-50.7	-24.6	10.6	
* LP-VMS MORTGAGE INV	(01/24/86)	OC-VMLPZ	9	7629	8.96	1.08	SEP	1.22	8.75	-2.8	6.1	7.2	12.3	-2.3	13.6	66.8	
C	VYQUEST INC	AS-VY	12	3555	6.84	0.00	AUG	-0.78	2.25	0.0	20.0	0.0	0.0	-67.1	-11.4	8.0	
C	WASHINGTON CORP	PH-TWC.X	7	1986	3.87	0.00	SEP	-0.60	4.50	2.9	0.0	0.0	0.0	16.3	-15.5	8.9	
* WASHINGTON HOME	(11/22/85)	NY-WHI	7	4742	8.23	0.16	S JAN	1.88	11.88	-6.9	8.0	6.3	1.3	44.3	22.8	56.3	
C	WEBB (DEL E) CORP	NY-WBB	10	9151	12.22	0.00	DEC	-11.55	9.38	1.4	27.1	0.0	0.0	-23.3	-94.5	85.8	
* LP-WINTHROP INS MTG	AS-WMI	9	3868	13.73	1.28	DEC	1.28	15.00	3.4	17.6	11.7	8.5	9.2	9.3	58.0		
B	WRITER CORP	OC-WRTC	7	4318	7.64	0.00	SEP	-1.12	1.38	22.2	-12.0	0.0	0.0	-82.0	-14.7	5.7	
B	ZIMMER CORP	AS-ZIM	12	4645	2.13	0.00	SEP	-1.34	1.38	10.0	10.0	0.0	0.0	-35.4	-62.9	6.4	

COMPARATIVE REALTY STOCK GROUP AVERAGE 02/24/88

GROUP NUMBER & NAME	DIV	NON-DIV	TOTAL	SHARE (000)	BOOK VALUE	ANNUAL DIV	EARN ANN	LAST PRICE	% CHANGE FEB 10	FROM JAN 1	P/E RATIO	ANNUAL YIELD	% PR TO BK	RETURN ON BK	MARKET VAL (000)
1 PROPERTY REITS	43	4	47	7164	9.96	0.97	0.79	13.26	1.0	9.3	16.7	7.3	33.1	8.0	4836.1
2 LEASEBACK REITS	13	0	13	6230	14.17	1.59	1.60	14.08	0.3	8.3	8.8	11.3	-0.7	11.3	1335.8
3 PROP & MTG COMB REITS	19	2	21	5775	13.09	1.32	1.31	13.13	-0.4	9.7	10.1	10.1	0.3	10.0	1663.9
4 MORTGAGE REITS	17	1	18	6834	13.84	1.48	1.74	12.20	0.2	9.3	7.0	12.2	-11.8	12.6	1521.1
5 PARTICIPATING MTG REITS	12	0	12	8559	11.54	1.08	1.04	10.10	0.1	8.4	9.7	10.7	-12.4	9.0	1271.9
6 MAJOR HOMEOWNERS	8	4	12	20778	9.78	0.29	1.37	9.94	-2.4	15.4	7.3	2.9	1.6	14.0	2076.7
7 OTHER BLDGS/DEVELOPERS	7	25	32	7059	5.39	0.15	0.33	6.23	2.5	15.3	18.6	2.4	15.6	6.2	1465.7
8 INCOME PROP BLDG/OWNR	23	10	33	8925	11.58	0.85	0.67	14.32	1.6	11.3	21.3	5.9	23.7	5.8	3776.8
9 MORTGAGE BANKER/FINANCE	12	5	17	13707	9.89	0.80	0.58	10.96	-2.4	9.7	19.0	7.3	10.8	5.8	4238.7
10 DIVERSIFIED RLTY/HOLDING	12	6	18	32280	15.22	0.39	0.39	16.84	4.1	13.4	43.1	2.3	10.7	2.6	15325.3
11 RLTY SVCS/STNDICATORS	2	6	8	8283	5.70	0.30	0.41	6.86	-0.5	7.9	16.9	4.4	20.3	7.1	414.6
12 MANUFACTURED HOUSING	4	6	10	8869	6.85	0.15	0.11	6.91	3.8	11.7	60.6	2.2	1.0	1.7	907.5
13 ASBESTOS ABATEMENT CO	0	4	4	24412	2.42	0.00	-0.87	3.81	-3.2	-11.6	0.0	0.0	57.4	-35.9	285.8
L LIQUIDATING COMPANIES	2	2	4	8314	9.58	0.31	1.01	4.88	-6.0	9.9	NC	NC	-49.1	NC	176.4
P PREFERRED STOCKS	1	0	1	1650	10.00	1.10	0.00	11.25	-2.2	5.9	NC	NC	12.5	NC	18.6
OVERALL AVERAGE			250	10617	10.42	0.79	0.80	11.60	0.9	11.6	14.5	6.8	11.4	7.6	39315.0
DOW JONES INDUSTRIALS							137.99	2039.95	4.0	5.2	14.8	3.4			
STANDARD & POOR'S 500							15.86	264.43	3.0	7.0	16.7	3.5			
DOW JONES UTILITIES							18.12	184.57	-0.8	5.4	10.2	8.6			